097.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,196,600 / 1,196,600
					USE VALUE:	1,196,600 / 1,196,600
					ASSESSED:	1,196,600 / 1,196,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COUGHLIN BRIAN J ETAL/ TRS
Owner 2:	BRIAN J COUGHLIN LIVING TRUST
Owner 3:	OLGA MUSATOVOVA LIVING TRUST
Street 1:	22 HUTCHINSON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COUGHLIN BRIAN J -
Owner 2:	MUSATOVOVA OLGA -
Street 1:	22 HUTCHINSON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .402 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 2884 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	17510.000	365,100	4,400	827,100	1,196,600
Total Card	0.402	365,100	4,400	827,100	1,196,600
Total Parcel	0.402	365,100	4,400	827,100	1,196,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.91 /Parcel: 414.91

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 63503

GIS Ref

GIS Ref

Insp Date 02/24/17

!7926!

PREVIOUS ASSESSMENT

Parcel ID 097.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	365,100	4400	17,510.	827,100	1,196,600		Year end	12/23/2021
2021	101	FV	354,000	4400	17,510.	827,100	1,185,500		Year End Roll	12/10/2020
2020	101	FV	354,500	4400	17,510.	827,100	1,186,000	1,186,000	Year End Roll	12/18/2019
2019	101	FV	276,500	4400	17,510.	827,100	1,108,000	1,108,000	Year End Roll	1/3/2019
2018	101	FV	346,200	4400	17,510.	709,000	1,059,600	1,059,600	Year End Roll	12/20/2017
2017	101	FV	350,600	4400	17,510.	661,700	1,016,700	1,016,700	Year End Roll	1/3/2017
2016	101	FV	350,600	4400	17,510.	567,200	922,200	922,200	Year End	1/4/2016
2015	101	FV	331,100	4400	17,510.	508,100	843,600	843,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:25:26

LAST REV

Date	Time
10/26/20	09:50:45
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7926

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COUGHLIN BRIAN	73248-139	1	9/9/2019	Convenience	1	No	No		
RICHARDSON PATR	69312-422		5/22/2017		1,010,000	No	No		
KENRICH WALTER/	49920-180		8/9/2007		733,000	No	No		
HUGGINS ALLAN	31253-140		3/28/2000		495,000	No	No		
HUGGINS ALLAN W	24237-183		2/3/1994			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2020	762	Insulate	5,459	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/7/2018	SQ Returned	EMK	Ellen K
2/24/2017	Measured	DGM	D Mann
6/17/2009	Measured	189	PATRIOT
12/3/2008	MLS	MM	Mary M
6/20/2000	MLS	MM	Mary M
12/9/1999	Inspected	263	PATRIOT
11/9/1999	Mailer Sent		
10/15/1999	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63503
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17510		Sq. Ft.	Site		0	70.	0.67	4			View	25					827,133						827,100	

Total AC/HA:	0.40197	Total SF/SM:	17510	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	827,133	Spl Credit		Total:	827,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	75
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06111979
Const Adj.:	0.89990997
Adj $ / SQ:	124.139
Other Features:	94259
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	529182
Depreciation:	164046
Depreciated Total:	365135

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

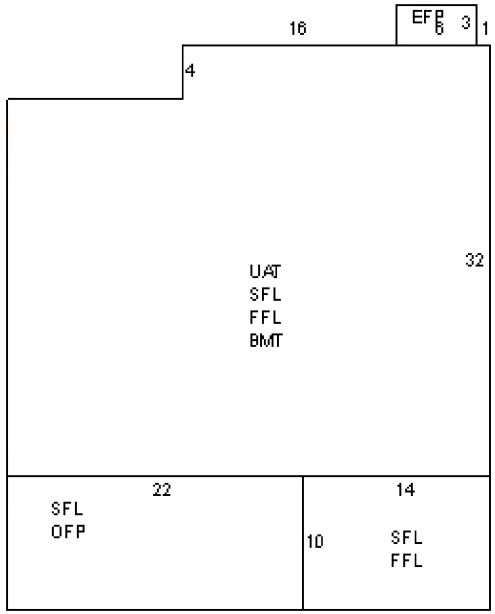
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	136.55
Special Features:	0	Val/Su Net:	87.62
Final Total:	365100	Val/Su SzAd	142.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,314	124.140	163,118
FFL	First Floor	1,240	124.140	153,932
BMT	Basement	1,100	45.620	50,183
UAT	Upper Attic	275	49.660	13,655
OFP	Open Porch	220	21.600	4,752
EFP	Enclos Porch	18	65.330	1,176

Net Sketched Area:	4,167	Total:	386,816
Size Ad	2554	Gross Area	5138	FinArea	2884
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	30		
SFL	90				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X16	A	AV	1930	22.81	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400

PARCEL ID

097.0-0003-0014.0

IMAGE

AssessPro Patriot Properties, Inc